RECORD AND RETURN TO:
Limestone Title & Escrow, LLC
5409 Maryland Way, Ste. 130
Brentwood, TN 37027

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2012.

NOTARY PUBLIC

My commission expires: 8/16/14

BILL GARRETT, Davidson County
Trans:T20120049515 DEEDWARRSP
Recvd: 07/05/12 12:03 2 pgs
Fees:13.00 Taxes:310.43
20120705-0059039

STATE OF TENNESSEE NOTARY PUBLIC JANE GRAZER RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title & Escrow, LLC – 5409 Maryland Way, Ste. 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelli L. Wagner 1728 Londonview Place Antioch, TN 37013	Same address as new owner	151-10-0-A-162.00

FOR AND IN CONSIDERATION of the sum of EIGHTY THREE THOUSAND NINE HUNDRED and NO/100 ($83,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **BancorpSouth Bank, a Mississippi Corporation,** hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto **Kelli L. Wagner, a single woman,** hereinafter called the Grantee, her heirs and/or assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 131 on the Plan of Phase Two, Villages of Long Hunter, of record in Instrument Number 20020515-0059732, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to BancorpSouth Bank, by Warranty Deed from Jerry P. Spore, Trustee, dated 2/7/2011, recorded 2/9/2011, of record in Instrument No. 20110209-0011311, in the Register's Office for Davidson County, Tennessee.

This is improved property known and designated as 1728 Londonview Place, Antioch, TN 37013.

This conveyance is subject to all matters as shown on plat of record in Instrument Number 20020515-0059732; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, her heirs and/or assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that the property is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, the payment of which shall be the responsibility of the Grantee herein.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment. Property is being conveyed in "AS IS" condition.

WITNESS ITS HANDS, this the 29th day of June, 2012.

BancorpSouth Bank

BY: _____

Ken Farmer, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 29th day of June, 2012, before me, appeared Ken Farmer, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President and Senior Vice President, respectively, of BancorpSouth Bank, a Mississippi Corporation, and that said instrument was signed in behalf of said BancorpSouth Bank, and said officers acknowledged said instrument to be the free act of deed of said BancorpSouth Bank.

WITNESS my hand and seal, this the 29th day of June, 2012.

_____

Notary Public

Stephanie G Harlan

Printed Notary Name

My commission expires: 7/21/13

STEPHANIE HARLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 21, 2013